SOLD NSW · PROPERTY MARKET REPORT

Epping NSW 2121

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
32 -20	$873,375 -1%	$1,266,212 -7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,800,000	$550,000	$40.52M

POSTCODE 2121 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$800	$851	118

Figures cover the entire 2121 postcode area, not Epping alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$873,375 -1%	$1,266,212 -7%	32 -38%

PROPERTY TYPE BREAKDOWN

Residentials — 32 (100%)

KEY MARKET INSIGHTS

- 32 properties settled in Epping NSW 2121 in October 2026.
- The median sale price fell 1% to $873,375, down from $880,000 in September 2026.
- All 32 recorded sales were residentials.
- Prices ranged widely — from $550,000 to $4,800,000, a spread of $4,250,000.
- The standout sale was 162 MIDSON RD at $4,800,000 on 21 Oct — 450% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
162 MIDSON RD	Residential	**$4,800,000**	21 Oct
22 ABUKLEA RD	Residential	**$2,780,000**	23 Oct
8 CROWN ST	Residential	**$2,435,000**	23 Oct
7 THE BOULEVARDE	Residential	**$2,350,000**	2 Oct
145 MIDSON RD	Residential	**$2,329,888**	6 Oct
9 MCKECHNIE ST	Residential	**$2,300,000**	22 Oct
122 A MIDSON RD	Residential	**$1,565,000**	26 Oct
804/2 CAMBRIDGE ST	Residential	**$1,490,000**	16 Oct
1/155 CARLINGFORD RD	Residential	**$1,318,000**	6 Oct
2101/2 CAMBRIDGE ST	Residential	**$1,163,750**	23 Oct
1803/37 OXFORD ST	Residential	**$1,060,000**	23 Oct
103/18 CARLINGFORD RD	Residential	**$1,015,000**	19 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.